

Planning Jurisdiction: Town of Vass

1. According to the 2010 Census Vass has a population of 720 down 4% from 2000.
The average age is 41.1.
There are 348 housing units of which 16 are in the town's only apartment complex.
Average household size 2.38
Average family size 2.90
The entire jurisdiction is in a watershed so our density requirement is 2 du/acre unless they apply for a Special Intensity Allocation from our Watershed acreage.
2. Vass's Land Use Plan envisions Vass as a bedroom community for those commuting to work in the Triangle, Ft. Bragg, Southern Pines, Aberdeen and Pinehurst. We are hoping that another influx of personnel to Ft. Bragg will bring us growth. Also the recent completion of a direct sewer line to the plant in Addor, eliminating our old treatment plant, has increased our capacity and therefore may encourage more residential growth.
3. For population and households (**see actual numbers placed on the sheets**)
 - a. Low Growth
 - b. Medium Growth
 - c. High Growth

For employment:

 - d. Low Growth
 - e. Medium Growth
 - f. High Growth

Committed Developments and Projects:

2. Prospects and/or concept developments.

One developer has come before the Planning Board asking for high density development in the annexed territory of the town in TAZ 122. He will be asking for an allocation from our watershed to build high density for 200 multifamily apartments and 80 single family houses.

We currently have a Tractor Supply Store being built on US # in this same TAZ 122, which will employ approximately 20. This will probably generate truck traffic bringing supplies to be sold at this location.

Employment:

1. As stated above, as a bedroom community, we would not expect any industrial growth, but would expect some commercial development, perhaps out near the bypass interchange in the form of a new grocery store, a fast food or other restaurant.

2. As stated, we don't see much as far as employment other than perhaps those commercial establishments listed above might employ 30-40 people.
3. No hotels, motels or resorts.
4. Current special generators are the elementary, middle school and high school which generate a lot of traffic, both cars and buses, on our town streets and roads and those outside of town filtering to those schools.

ADDITIONAL INFO:

The current employment figures as shown on your spreadsheet should be checked especially as follows:

122 – As far as I know there is no Industry in this area yet you show 22 employees and the retail number seems very high as well. Also the area near Horse Pen Lane is no longer a golf course, but houses three separate buildings catering to small animal needs. A Pet Resort, Spay/Neuter Clinic and an Emergency Small Animal Hospital.

200 – I cannot think of any retail in this area.

203 – There is no industry or retail in this area. The only thing along Old US 1 is a Laundromat, restaurant and a trucking terminal office and yet it lists 80 employees in industry. There is no business in Vass with 80 employees other than the schools.

239 – Lists 13 industry, 39 retail and 13 highway retail and 16 service. This area has Miller's Restaurant 6-8 employees, the Baptist Church, Rob's Auto Parts (retail 2) and a day care off from Union-Church road.

REVIEWERS:

This information and projections were reviewed by the Mayor, one Commissioner, the Town Administrator/Clerk and assistance from two people at Moore County Planning.